

## NOTICE OF PUBLIC HEARINGS

City of San Jose, City Hall  
200 East Santa Clara Street, City Council Chambers, Wing 2<sup>nd</sup> Floor

### Fall 2008 Hearings on General Plan Amendments

**Planning Commission:** Wednesday, November 19, 2008 6:30 p.m.

**City Council:** Tuesday, December 16, 2008 7:00 p.m.

#### General Plan Amendment File No. (GP08-06-01):


*Proposal to amend the General Plan land use designation for property located on the north side of Parkmoor Avenue approximately 1,070 feet west of Meridian Avenue, in the rear lot (1555 Parkmoor Avenue) (see map on back) to change a Medium High Density Residential (12-25 dwelling units per acre) designation to a General Commercial designation on 2.37 acres. Approval of this General Plan amendment would allow a wide range of commercial uses, including the existing commercial uses, at this location. The General Plan amendment request is for a land use change only. No new development is being proposed at this time. CEQA: Negative Declaration.*

You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed General Plan amendment. Please note that the San Jose 2020 General Plan reflects the long-range future growth for the City. A change in the General Plan land use designation would only affect the type and intensity of future development allowed on the subject property. The proposed amendment to the General Plan for the above referenced property would not change the zoning district of the property. Zoning changes occur through the rezoning process, which is separate from the General Plan amendment process.

The General Plan amendment (File No. GP08-06-01) being considered is a request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to General Commercial on a 2.37-acre site located on the north side of Parkmoor Avenue approximately 1,070 feet west of Meridian Avenue, in the rear lot, (1555 Parkmoor Avenue) (Chiechi Park West III/Hope Services, Owner / City of San Jose Housing Department, Applicant)(APN 277-22-020). Council District: 6. SNI: Burbank/Del Monte. CEQA: Negative Declaration.

Comments and questions regarding this proposal or the General Plan amendment process are welcome, and should be referred to the Project Manager, Rachel Roberts, at (408) 535-7860. Documents for this project are on file and available for review at: **Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113.** Reports and documents will also be available online at: [http://www.sanjoseca.gov/planning/hearings/planning\\_com.asp](http://www.sanjoseca.gov/planning/hearings/planning_com.asp) one week prior to the scheduled hearing.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

  
Jenny Nusbaum, Senior Planner

Date: 10/28/08

**GENERAL PLAN AMENDMENT REQUEST** to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 dwelling units per acre) to General Commercial on a 2.37-acre site located on the north side of Parkmoor Avenue approximately 1,070 feet west of Meridian Avenue, in the rear lot (1555 Parkmoor Avenue) (Chiechi Park West III/Hope Services, Owner/City of San Jose Housing Department, Applicant) (APN 277-22-020).

*Existing General Plan Designation:*

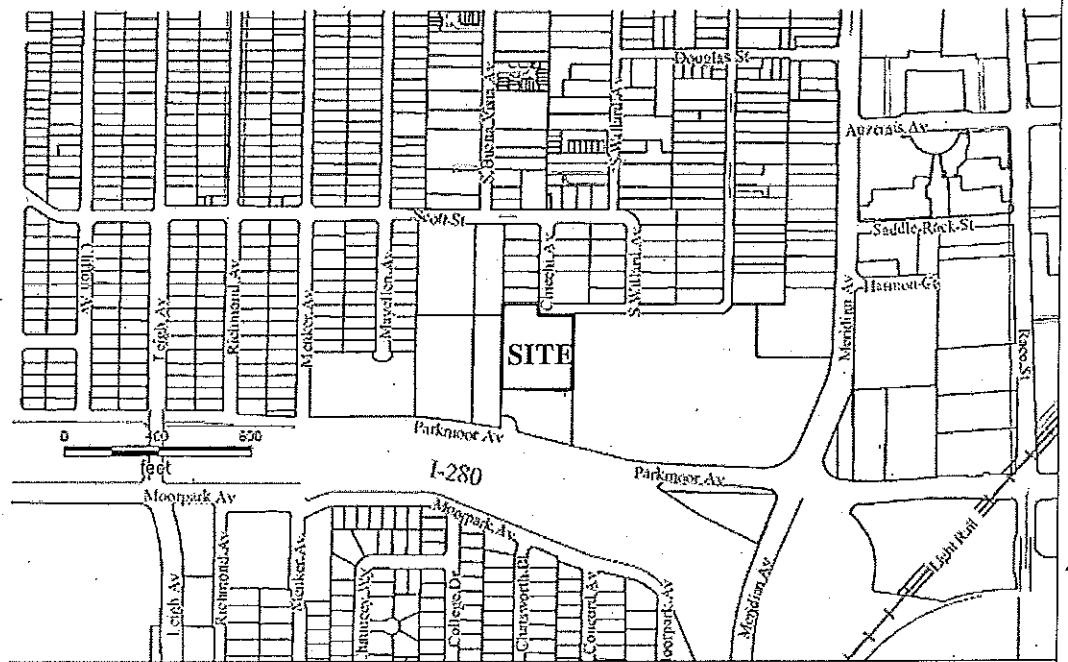
**Medium High Density Residential (12-25 dwelling units per acre)**

This designation is typified by two-story apartments and condominiums with surface parking. In some cases taller buildings balanced with open space are allowed.

*Proposed General Plan Designation:*

**General Commercial**

This is a non-specialized commercial designation intended to permit miscellaneous commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments. Business and professional office uses are allowed within this category as well.



Map Created On:  
6/6/2003

Location Map

File Num: GP08-06-01  
District: 6  
Quad: 82

To arrange an accommodation under the Americans with Disabilities Act to participate in these public hearings, please call (408) 294-9337 (TTY) at least 48 hours before the hearing. This document can be made available upon request in alternative formats such as Braille, large print, audiotape, or computer disk. Requests can be made by calling (408) 535-3500 (Voice) or (408) 294-9337 (TTY).

If you choose to challenge this land use decision in court, you may be limited to only those issues that you or someone else raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing. Reports including the staff report and recommendation are available a week before the public hearing. Additionally, a public packet will be available for review at the hearing.

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Ben Corrales al (408) 535-7868